

THE FIRST  
— AND —  
THE FINEST





*Artistic Image*

## THE FINEST OF ITS KIND

Open up to a majestic entrance and that feeling of aristocracy  
Enter into a world of dramatic landscapes with cluster of fresh greens



*Artistic Image*

## A TASTE OF ROYALTY GRAND ENTRANCE LOUNGE

Elegantly designed with attention to the minute details, the Double Height Entrance Lobby is a reflection of premium living.

- Cascading Fountains
- Sculptures
- Open-to-Air Party Lawns
- Waiting and Meeting Lounge
- Drop Off and Pick-Up Zone
- Automatic Food & Beverage Vending Machine
- Café
- Cycling track



**BLUE AND BEYOND  
INFINITY POOL WITH DECK**

*Artistic Image*

## **SPLASH TO YOUR HEART'S CONTENT.**

Get your friends out into the pool, play a game or just take a dip in the fabulous waters. Have a seat under the night sky, cool off and find pure relaxation in a stunning setting. Dotted with cabanas and leisure areas, it creates a complete sense of bliss.



*Representative Image*



*Representative Image*



*Representative Image*



*Representative Image*

**EXCEPTIONAL LEVEL OF WELLNESS**



### TAKE RECREATION TO A NEW HIGH

- 1. POWER- THE FITNESS CLUB
- 2. JIVA-THE SPA
- 3. Steam and Sauna Room
- 4. Massage Room
- 5. Changing Room
- 6. Grande Ballroom
- 7. Yoga/ Zumba Centre
- 8. LITTLEBERRY GARDENS-THE CRECHE CAFÉ
- 9. VELVET ZION- PRIVATE SCREENING
- 10. THE AMBITION-BUSINESS BAY
- 11. BLISS- THE MEDITATION ZONE

### THE INDOOR ACTIVITY ZONE

- 12. Chess board
- 13. Carrom
- 14. Table Tennis
- 15. Foosball
- 16. Snooker Table

### AQUA- THE INDOOR SWIMMING POOL

- 17. Toddlers Pool
- 18. Pool Deck
- 19. Celestial Pool
- 20. Juice Bar
- 21. Shower room

### GARDENS- THE LAWNS (OUTDOORS)

### SCORE- THE OUTDOOR SPORTS ARENA

- 22. Multi-purpose court
- 23. Skating Zone
- 24. Rock Climbing Wall
- 25. Second Innings Recreational Club
- 26. Open Gymnasium
- 27. Aroma Gardens
- 28. Relaxing Cabanas
- 29. Slides and See-Saw





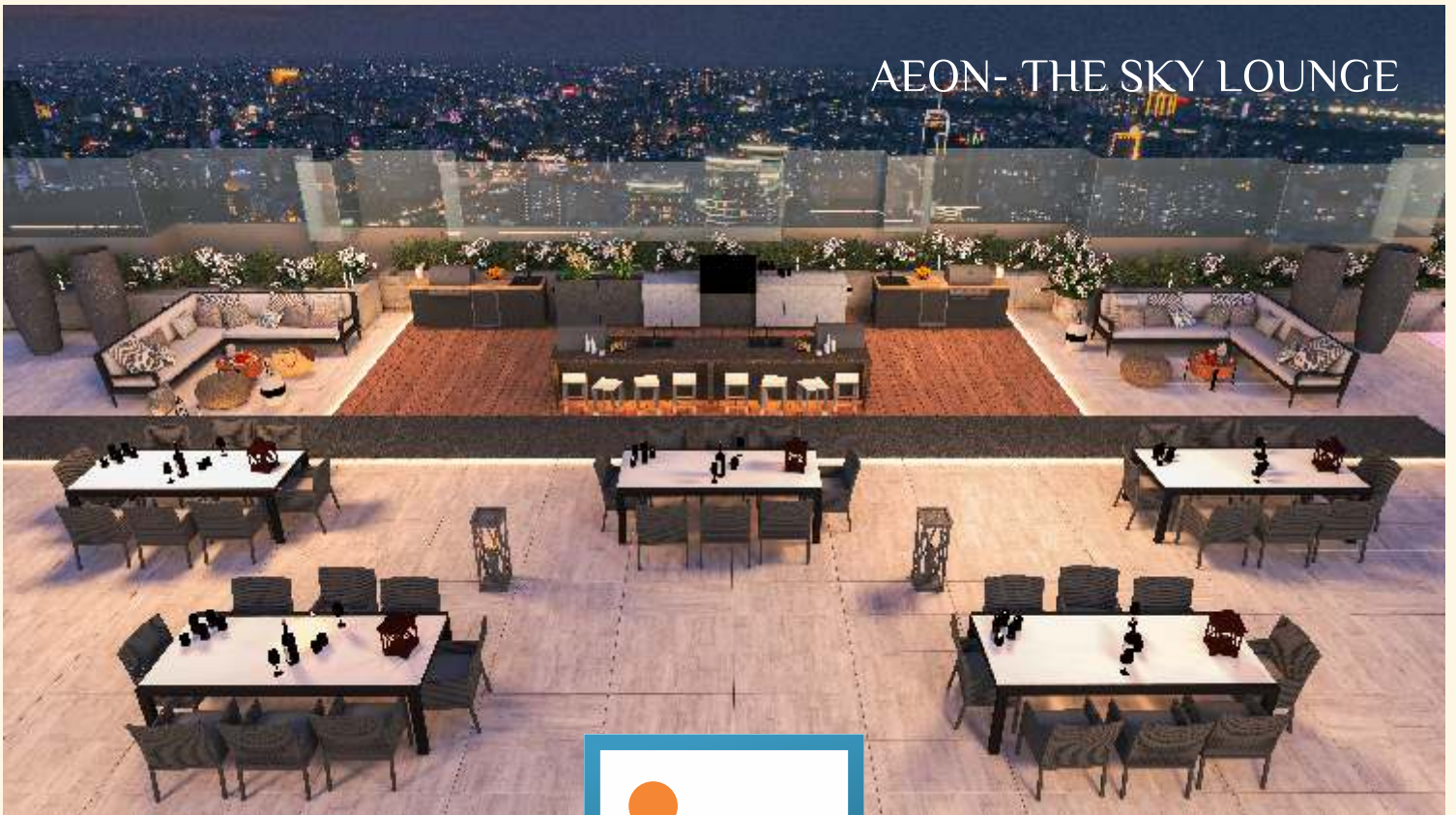
Rise and Shine at **THE AER**

- 1. Hopscotch
- 2. Star Gazing Deck
- 3. Tree Nest
- 4. Jogging/ Walking track
- 5. Relaxing Cabanas
- 6. Trellis Swings
- 7. Sky Yoga Deck
- 8. Sun Bath Pods
- 9. Aeon- The Sky Lounge
- 10. Regal-The Sky Theatre

REGAL-THE SKY THEATRE



AEON- THE SKY LOUNGE

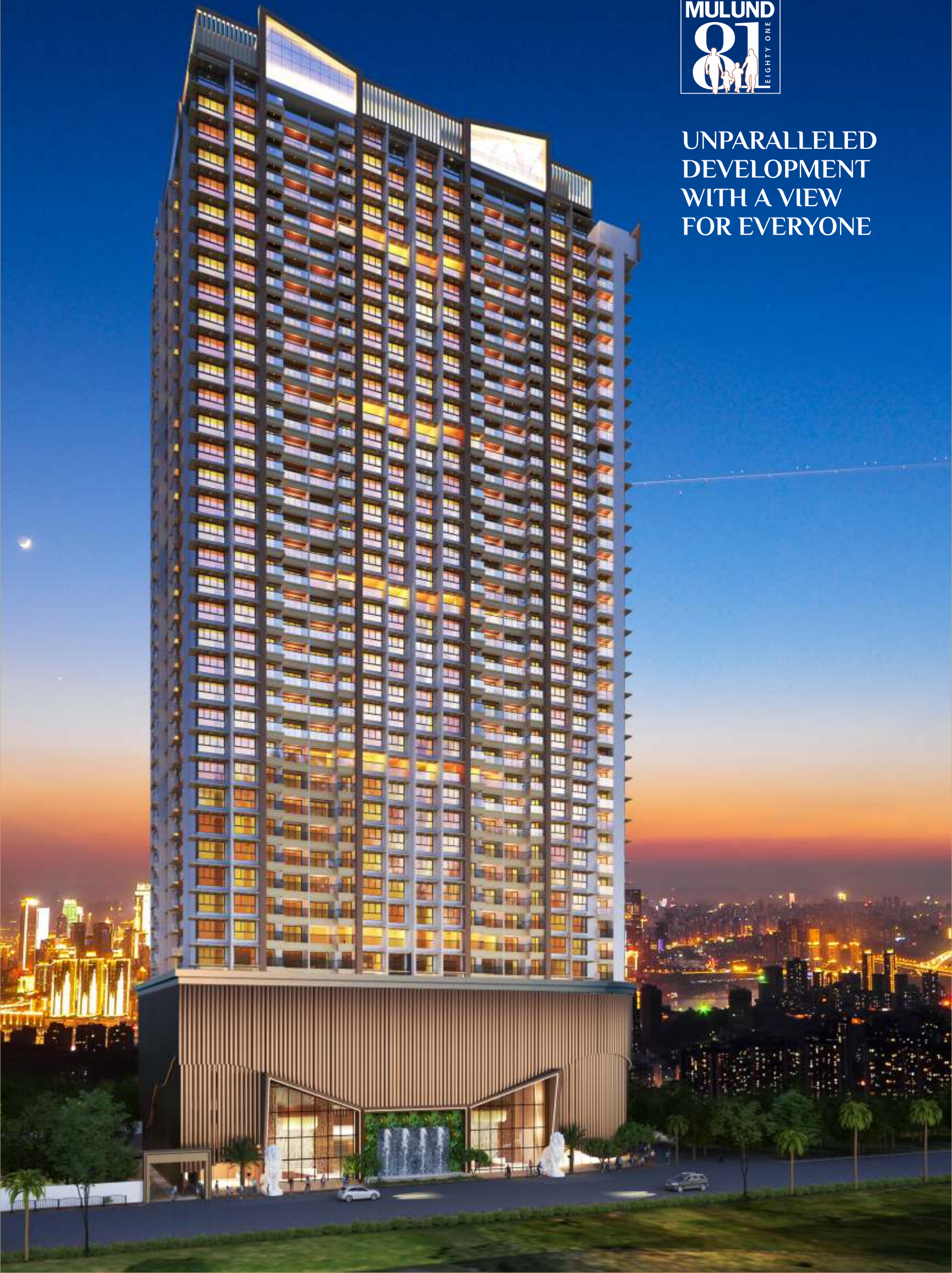


Rise and Shine at





UNPARALLELED  
DEVELOPMENT  
WITH A VIEW  
FOR EVERYONE



# EXCLUSIVITY IN EVERY INCH



## FLOORING

- Vitrified tiles in Living, Dining, passage and Bedrooms of a reputed brand



## WALL AND CEILING

- Gypsum plaster on walls.
- Lustre/ Zinc paints on walls and plastic paints on ceilings.



## WATER PROOFING

- Water proofing throughout of a reputed brand.



## WINDOWS

- Aluminum heavy duty sliding windows.



## DOORS

- Decorative Laminated main Entrance door or teak wood frame.
- Flush doors with stainless steel fittings in all the bedrooms.
- Waterproof bathroom doors of a reputed brand.



## KITCHEN

- Granite platform with stainless steel sink of a reputed brand
- Full height wall dado tiles till beam on both walls in the kitchen of a reputed brand
- Provision for Mahanagar Gas pipeline
- Provision for inlet and outlet water connection for washing machine
- Sufficient power sockets for different appliances will be provided
- Additional water connection for Water purifiers



## BATHROOMS AND TOILETS

- Concealed plumbing with CP/ Sanitary fittings of Premium brand
- Anti-skid tiles with dado on walls
- Instant water geysers



## ELECTRICAL

- Concealed copper wiring in the entire residence with ELCB and MCB switches in the main board
- Adequate points for lights, fans and TV.
- Provision for Cable TV and Broadband Connectivity.



## ENTRANCE LOBBY LIFTS

- Designer Finish Double Height Airconditioned Entrance Lobby separate for both wings.
- High speed Modern, Automatic Elevators with AI enabled system of reputed brands.
- Every floor to have well-lit floor lobby.



## SAFETY AND SECURITY

- Video door phone at the entrance door also connected to the main entrance Lobby for guest recognition.
- Intercom facility in every residence.
- CCTV in all common areas.
- Security personnel 24\*7
- Electric Vehicle charging slots
- RFID tags for every vehicle



## FIRE SAFETY NORMS

- Norms assigned by the competent authority will be abided from time-to-time.



FAMILY LIVING  
A PERFECT SETTING FOR  
WARM RELATIONSHIPS...



KING-SIZED BEDROOMS  
LARGER THAN LIFE SPACES THAT  
FOSTER COMPANIONSHIP...



KITCHEN & DINING  
A PERFECT PLACE TO TAKE ON  
CULINARY ADVENTURES..



FLOOR PLAN

AN ADDRESS  
FOR THE  
PRIVILEGED



A PROJECT BY



MAGNAACASA  
GROUP OF COMPANY

Note: This brochure is purely conceptual and is not a legal offering, nor will it be a part of any binding agreement. All furnishings shown on all floor plans are for illustrative purpose only. The Developer reserves the sole rights to amend number of floors, number of units, layout, plans, elevation, colour schemes, specifications and amenities etc, without prior notice. All dimensions are approximate and subject to construction variances and approvals.